

PROPERTY LOCATION

No	Alt No	Direction/Street/City
180		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	LEADER BANK N.A.	Unit #:	204
Owner 2:			
Owner 3:			

Street 1: 180 MASS AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	ROTHFELD GLENN S/TR -
Owner 2:	SPECTRUM REALTY TRUST -
Street 1:	411 WAVERLEY OAKS ROAD #319
Twn/City:	WALTHAM
St/Prov: MA	Cntry:
Postal: 02452	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1988, having primarily Brick Exterior and 3119 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	CC																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	1,841,900			1,841,900		155548
							GIS Ref
							GIS Ref
							Insp Date
							12/07/17



USER DEFINED

Prior Id # 1:	155548
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:11:21
LAST REV	
Date	Time
10/09/19	14:45:16
apro	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	343	FV	1,366,200	0	.	.	1,366,200	1,366,200	Year End Roll	12/18/2019
2019	343	FV	1,576,500	0	.	.	1,576,500	1,576,500	Year End Roll	1/3/2019
2018	343	FV	950,500	0	.	.	950,500	950,500	Year End Roll	12/20/2017
2017	343	FV	898,100	0	.	.	898,100	898,100	Year End Roll	1/3/2017
2016	343	FV	554,900	0	.	.	554,900	554,900	Year End	1/4/2016
2015	343	FV	538,700	0	.	.	538,700	538,700	Year End Roll	12/11/2014
2014	343	FV	538,700	0	.	.	538,700	538,700	Year End Roll	12/16/2013
2013	343	FV	538,700	0	.	.	538,700	538,700		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROTHFELD GLENN	137-79		10/29/2015		1,100,000	No	No		
ROTHFELD GLENN	U48-119		4/1/1994			1	No	No	A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/3/2004	799	Renovate	110,000					renovate for offic
8/14/1998	617	Alterati	75,000					REMODEL 2ND-3RD FL
5/6/1994	180		100,000					REMODEL UNIT

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2017	Measured	DGM	D Mann
2/3/2009	Meas/Inspect	197	PATRIOT
1/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 63 - Condo Office		Full Bath	Rating:					BK; U 48 PG; 118, Building Number 1.																	
Sty Ht: 3 - 3 Story		A Bath:	Rating:																						
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																						
Foundation: 1 - Concrete		A 3QBth	Rating:																						
Frame: 2 - Steel		1/2 Bath: 1	Rating: Average																						
Prime Wall: 7 - Brick		A HBth:	Rating:																						
Sec Wall:	%	OthrFix:	Rating:																						
Roof Struct: 4 - Flat		OTHER FEATURES				RESIDENTIAL GRID																			
Roof Cover: 11 - Membrane		Kits:	Rating:					1st Res Grid Desc: # Units:																	
Color: BRICK		A Kits:	Rating:					Level FY LR DR D K FR RR BR FB HB L O																	
View / Desir:		Frl:	Rating:					Other																	
GENERAL INFORMATION				WSFlue:	Rating:					Upper															
Grade: C+ - Average (+)		CONDOR INFORMATION								Lvl 2															
Year Blt: 1988	Eff Yr Blt:	Location:						Lvl 1																	
Alt LUC:	Alt %:	Total Units:						Lower																	
Jurisdct:	Fact: .	Floor:	1 - 1st Floor					Totals RMS: BRs: Baths: HB: 1																	
Const Mod:		% Own:	14.100000381																						
Lump Sum Adj:		Name:	4 - 3004																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN													
Avg Ht/FL: STD		Phys Cond: AV - Average	24. %					Exterior:	No Unit	RMS	BRs	FL													
Prim Int Wall: 1 - Drywall		Functional:						Interior:																	
Sec Int Wall:	%	Economic:						Additions:																	
Partition: S - Typical		Special:						Kitchen:																	
Prim Floors: 4 - Carpet		Override:						Baths:																	
Sec Floors:	%	Total:	24.8 %					Plumbing:																	
Bsmnt Flr: 12 - Concrete		CALC SUMMARY				COMPARABLE SALES				Electric:															
Subfloor:		Basic \$ / SQ:	250.00					Heating:																	
Bsmnt Gar:		Size Adj.: 1.12061560						General:																	
Electric: 3 - Typical		Const Adj.: 1.87941694																							
Insulation: 2 - Typical		Adj \$ / SQ: 526.526																							
Int vs Ext: S		Other Features: 7183																							
Heat Fuel: 2 - Gas		Grade Factor: 1.10																							
Heat Type: 3 - Forced H/W		NBHD Inf: 1.35000002																							
# Heat Sys: 1		NBHD Mod:																							
% Heated: 100	% AC: 100	LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO	Adj Total: 2449386							Juris. Factor:		Before Depr: 781.89														
% Com Wall	% Sprinkled:	Depreciation: 607448							Special Features: 0		Val/Su Net: 590.54														
		Depreciated Total: 1841938							Final Total: 1841900		Val/Su SzAd: 590.54														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:													
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0001-0017.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
More: N	Total Yard Items:					Total Special Features:								Total:								AssessPro Patriot Properties, Inc			